

Corley & Halbrooks

2117 Magnolia Avenue

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR ALABAMA TITLE CO., INC.

State of Alabama

Jefferson COUNTY

Know All Men By These Presents,

That in consideration of Five Thousand Seven Hundred and no/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged we,
William F. Schaefer and wife, Pearl C. Schaefer

(herein referred to as grantors) do grant, bargain, sell and convey unto

John W. Martin and wife, Peggy G. Martin

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in
Shelby County, Alabama to-wit:

Lot 7, Block 6, according to Green Valley Second Sector as recorded in Map Book 6, Page 21, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Current taxes.
2. Easement and building line as shown by recorded map.
3. Restrictions contained in Misc. Volume 8, page 556; Misc. Volume 9, page 278 in the Probate Office of Shelby County, Alabama.
4. Agreement with Alabama Power Company recorded in Misc. Volume 8, Page 772, in said Probate Office.

And as further consideration the grantees herein expressly assume and promise to pay that certain mortgage to Birmingham Federal Savings & Loan Association, recorded in Volume 355, Page 734, in said Probate Office, according to the terms and conditions of said mortgage and the indebtedness thereby secured.

19770110000002300 1/1 \$.00
Shelby Cnty Judge of Probate, AL
01/10/1977 12:00:00AM FILED/CERT

STATE OF ALABAMA SHELBY CO.
JUDGE OF PROBATE
1977 JAN 10 AM 8:25
INSTRUMENT WAS FILED
Deed Book 600
Corley & Halbrooks

TO HAVE AND TO HOLD, to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And ~~X~~ (we) do, for ~~ourselves~~ (ourselves) and for ~~our~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~we~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances:that ~~X~~ (we) have a good right to sell and convey the same as aforesaid; that ~~K~~ (we) will and ~~our~~ (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set OUR hand and seal S, this 5th day of January, 1977.

WITNESS:

William F. Schaefer
William F. Schaefer

Pearl C. Schaefer
Pearl C. Schaefer

State of Alabama

Jefferson

COUNTY

General Acknowledgement

I, the undersigned, hereby certify that William F. Schaefer and wife, Pearl C. Schaefer, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5th day of January

A. D. 1977

William H. Halbrooks
Notary Public